

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 9: R-3/RESIDENCE DISTRICT**

- 9.00 R-3/Residence District.
- 9.01 Permitted Uses.
- 9.02 Special Uses & Special Exceptions.
- 9.03 Accessory Building and Uses.
- 9.04 Height and Area Requirements.

**9.00 R-3/Residence District.<sup>1</sup>**

9.00.01 Purpose and Intent.

The purpose of this district is to provide for medium density single- and two-family development on smaller lots in urbanized areas. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R-3 District corresponds to the Medium Intensity Residential Community on the Comprehensive Plan's Land Use Map.

**9.01 Permitted Uses.<sup>2</sup>**

9.01.01 See *Appendix A: Schedule of Uses.*

9.01.02 Density Requirements for qualifying subdivisions shall be regulated on a sliding scale based upon the amount of open space provided. (see Subdivision Regulations, *Chapter 7: Open Space Standards for Major Subdivisions*)

**9.02 Special Uses & Special Exceptions.<sup>3</sup>**

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

9.02.01 Minimum Area Requirements:

Same as S-1 District regulations of *Section 5.02.01.*

9.02.02 Other Requirements:

Same as S-1 District regulations of *Section 5.02.02.*

<sup>1</sup> Section 9.00 amended per Ordinance No. Z-327.

<sup>2</sup> Section 9.01 amended per Ordinance No. Z-327; Z-415-03, §o.

<sup>3</sup> Section 9.02 amended per Ordinance No. Z-320; Z-415-03, §p-r.

### 9.03 Accessory Buildings and Uses.<sup>4</sup> See also *Section 25.01*.

### 9.04 Height and Area Requirements.<sup>5</sup> (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional regulations.)

9.04.01 Maximum Height:<sup>6</sup> Thirty-five (35) feet.

9.04.02 Minimum Lot Size:

- A. Lots without service by a community water system and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer, 8000 square feet.

9.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:<sup>7</sup> Thirty (30) feet.
- B. Minimum Side Yard:<sup>8</sup> Five (5) feet.
- C. Minimum Aggregate of Side Yard: Fifteen (15) feet.
- D. Minimum Rear Yard:
  - 1. All residential uses: Twenty (20) feet;
  - 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width: Sixty (60) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
  - 1. Single-family dwelling: Eight hundred (800) square feet;
  - 2. Two-family dwelling: Seven hundred (700) square feet per dwelling unit;
  - 3. All other uses: Eight hundred (800) square feet.

9.04.04 Any lot within a qualifying subdivision, as described in *Chapter 7* of the Subdivision Regulations, is exempt from the requirements of *Sections 9.04.02* and *9.04.03*.

<sup>4</sup> *Section 9.03* amended per *Ordinance No. Z-369-02, §1*.

<sup>5</sup> *Section 9.04* amended per *Ordinance No. Z-327; Z-366-01*.

<sup>6</sup> See also *Section 26.01.01*.

<sup>7</sup> **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision utilizing relaxed Front Yard standards per *Section 7.00.01* of the Subdivision Control Ordinance see *Section 26.02.07*.

<sup>8</sup> See also *Section 26.01.01*.

**CHAPTER 9: R-3/RESIDENCE DISTRICT  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
<b>Z-320</b>			July 11, 1997	
Z-327			January 4, 1999	
Z-366-01	76-01b OA	n/a	November 28, 2001	9.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	9.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	8.01; 8.02 Autumn 2003 v1